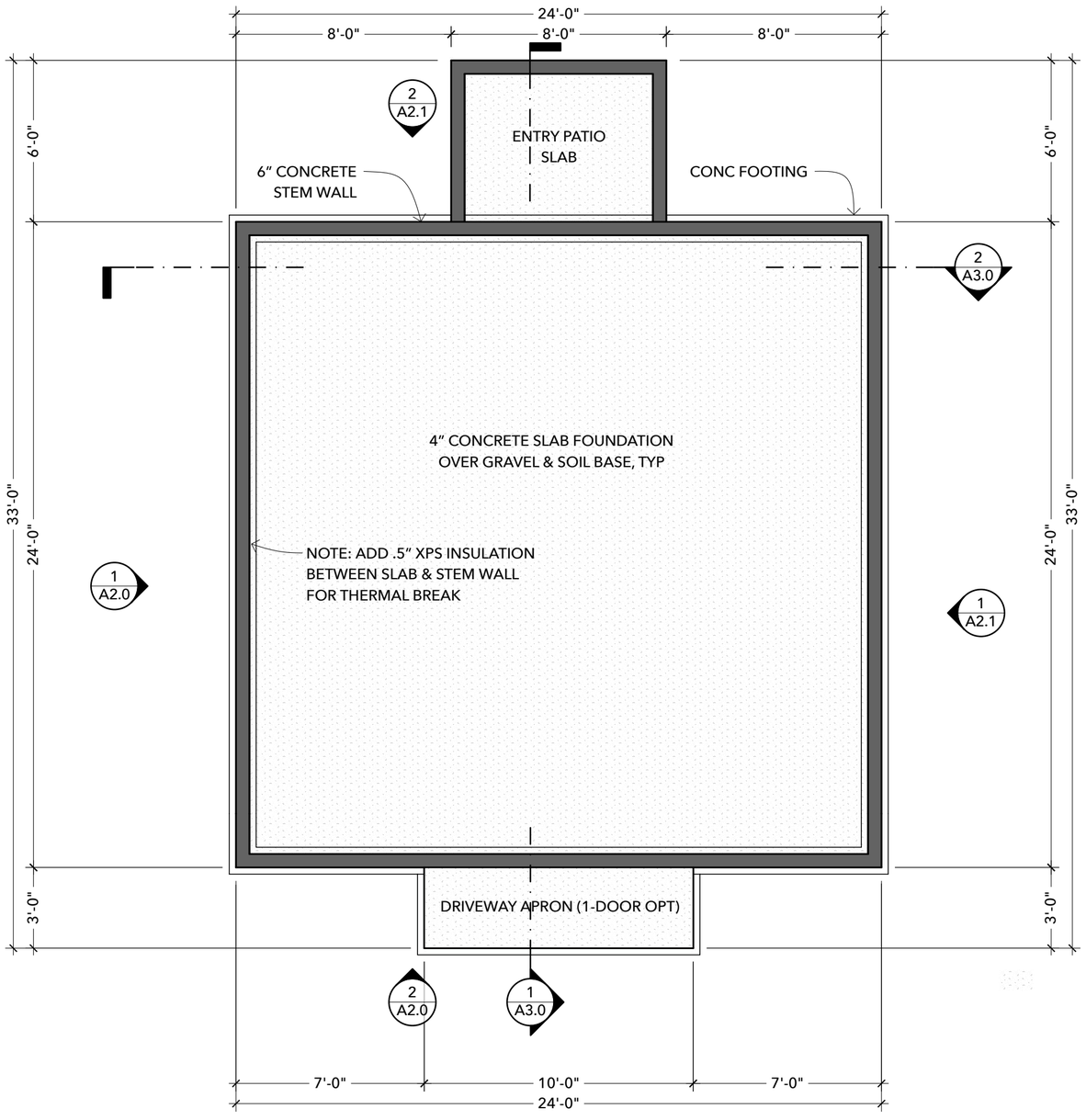
FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND LOCAL REGULATIONS.

2. FOOTINGS MUST EXTEND DOWN BELOW THE LOCAL FROST LINE.



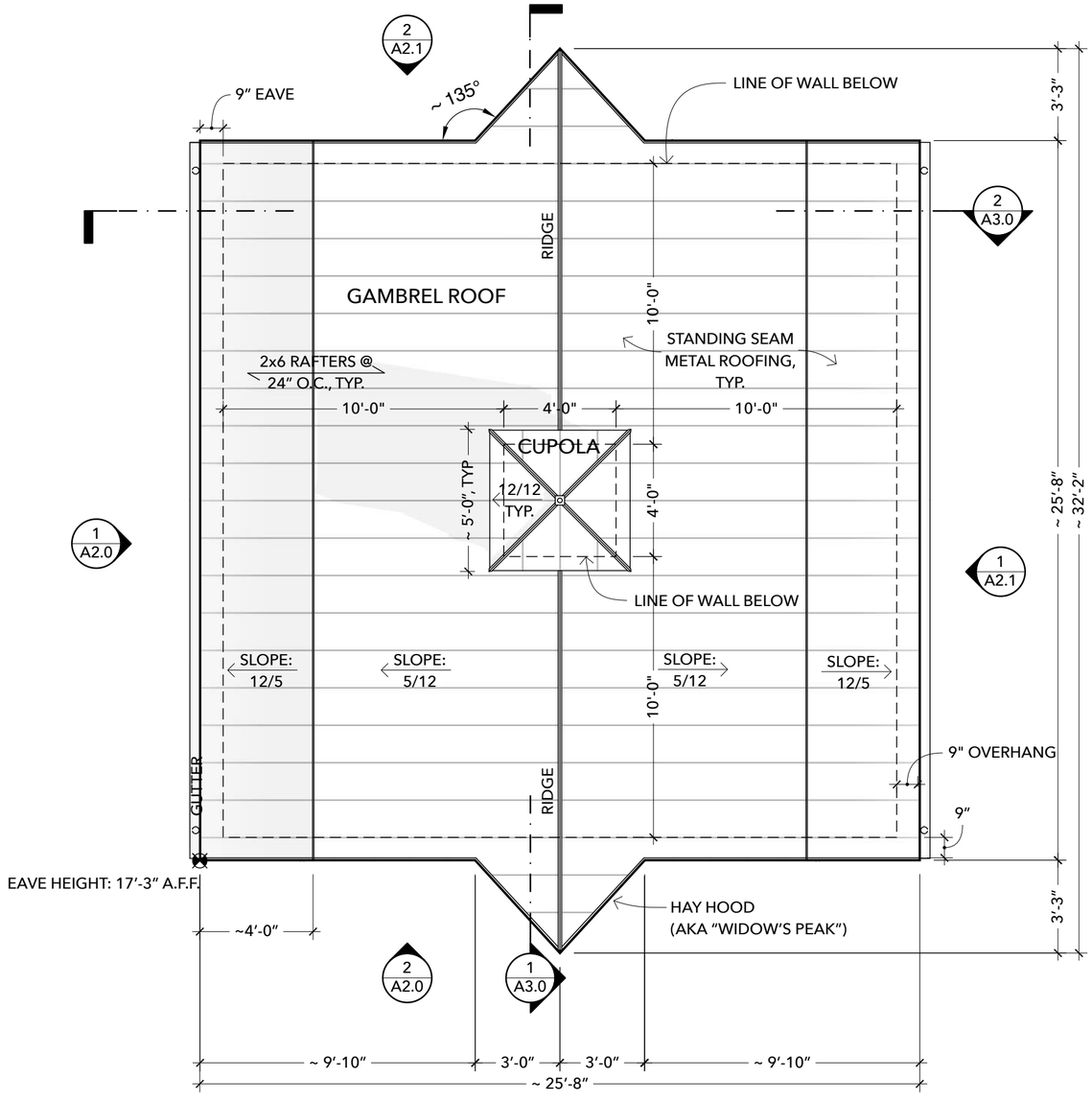
1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH A 20-FOOT HEIGHT LIMIT (GABLE AVERAGE) OR A 23-FOOT HEIGHT LIMIT (ROOF RIDGE TO GRADE).

2. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED. 5V GALVALUME ROOFING IS THE BEST LOW-COST OPTION. ANY OIL CANNING IS ACTUALLY DESIRABLE BECAUSE IT MAKES IT LOOK OLDER AND MORE PICTURESQUE.

3. CUPOLA WINDOWS MUST BE OPERABLE. THEY MAY BE SLIDING OR AWNING. THE WINDOWS FACING THE RIDGE MAY BE BETTER IF FIXED, DUE TO THE POSSIBILITY OF SPLASHING WINDBORN RAIN.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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A CARRIAGE HOUSE DESIGN

THE BARNHOUSE

BY JAY OSBORNE

1 **2024-06-05** FIRST DRAFT (ONLY ON PATREON)

+ Thank you for supporting my newest projects!

ROOF/FOUNDATION

A1.0

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. GARAGE HAS BOTH A 1-CAR OPTION AND A 2-CAR OPTION. WITH 1 VEHICLE DOOR, IT COULD BE A CLASSIC SLIDING BARN DOOR WITH A TRACK OVERHEAD.

3. THE LARGE WINDOW IN THE GARAGE COULD BE REPLACED WITH 1 OR 2 SMALLER ONES. MAKE SURE IT ALL PRESERVES BALANCED DAYLIGHTING AND CROSS BREEZES.

4. VEHICLE DOORS CAN BE ROLL-UP DOORS. THEY'D HAVE THE SAME ELEVATION AND APPEARANCE, BUT BE CUT INTO HORIZONTAL PANELS.

5. A BOLLARD OR OTHER VEHICULAR OBSTACLE MAY BE NEEDED BELOW THE STAIR, PLACED WHERE THE SLOPED CEILING IS ONLY 6'-4" HIGH.

DOORS

- (A) 36x80 9-LITE (FRONT DOOR)
- (B) 30x84 5-PANEL INT DOOR
- (C) 24x80 1-PANEL INT DOOR
- (D) 60x108 INT BARN DOORS
- (E) 96x96 GARAGE DOORS

WINDOWS

- (1) 36x72 DH WINDOW 2/2 DIVIDED LITES
- (2) 36x24 AWNING WINDOW 2 DIV LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

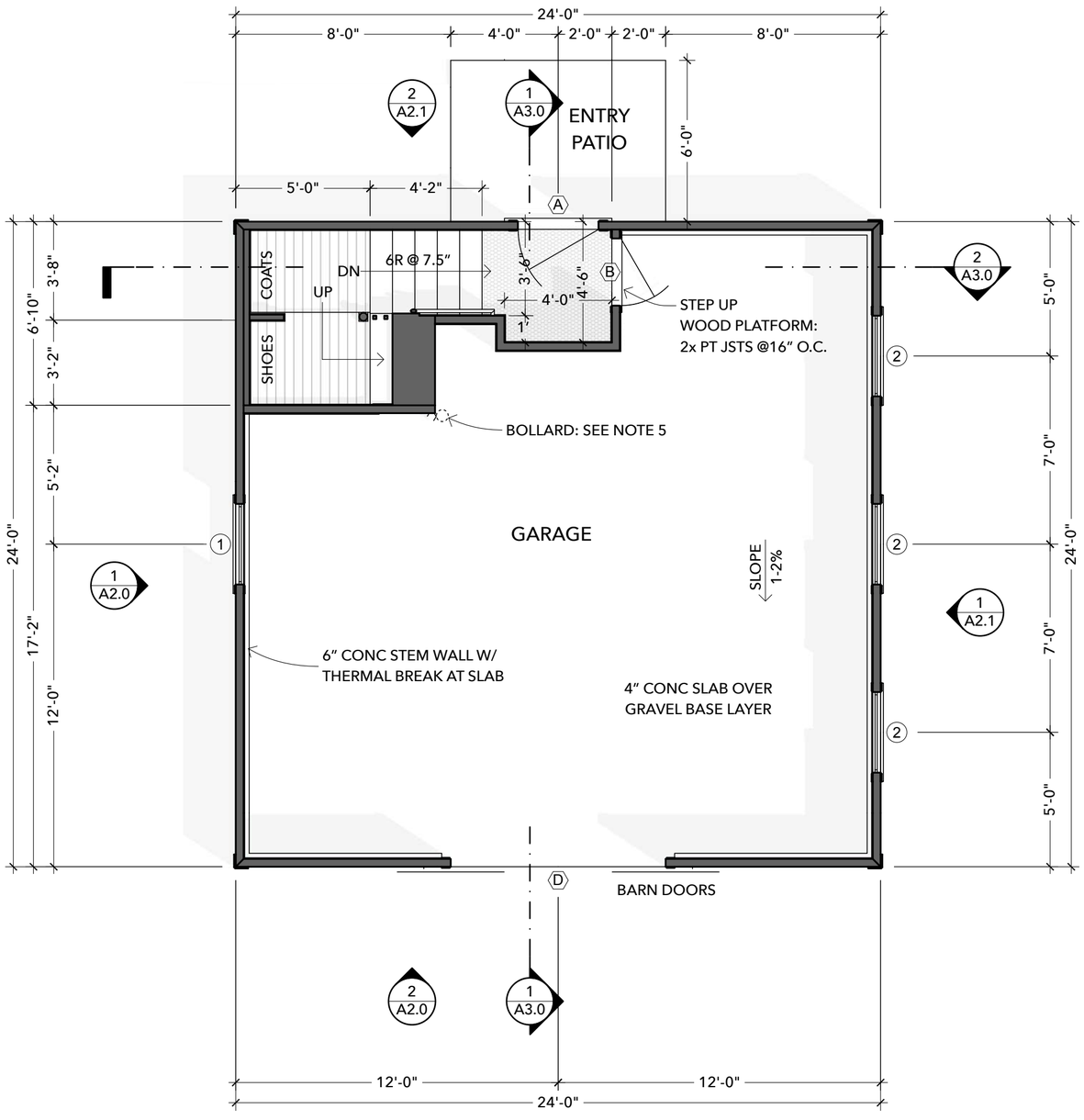
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTIONS FOR EXACT HEIGHTS.

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND PRIMARY DESIGN ELEMENTS.

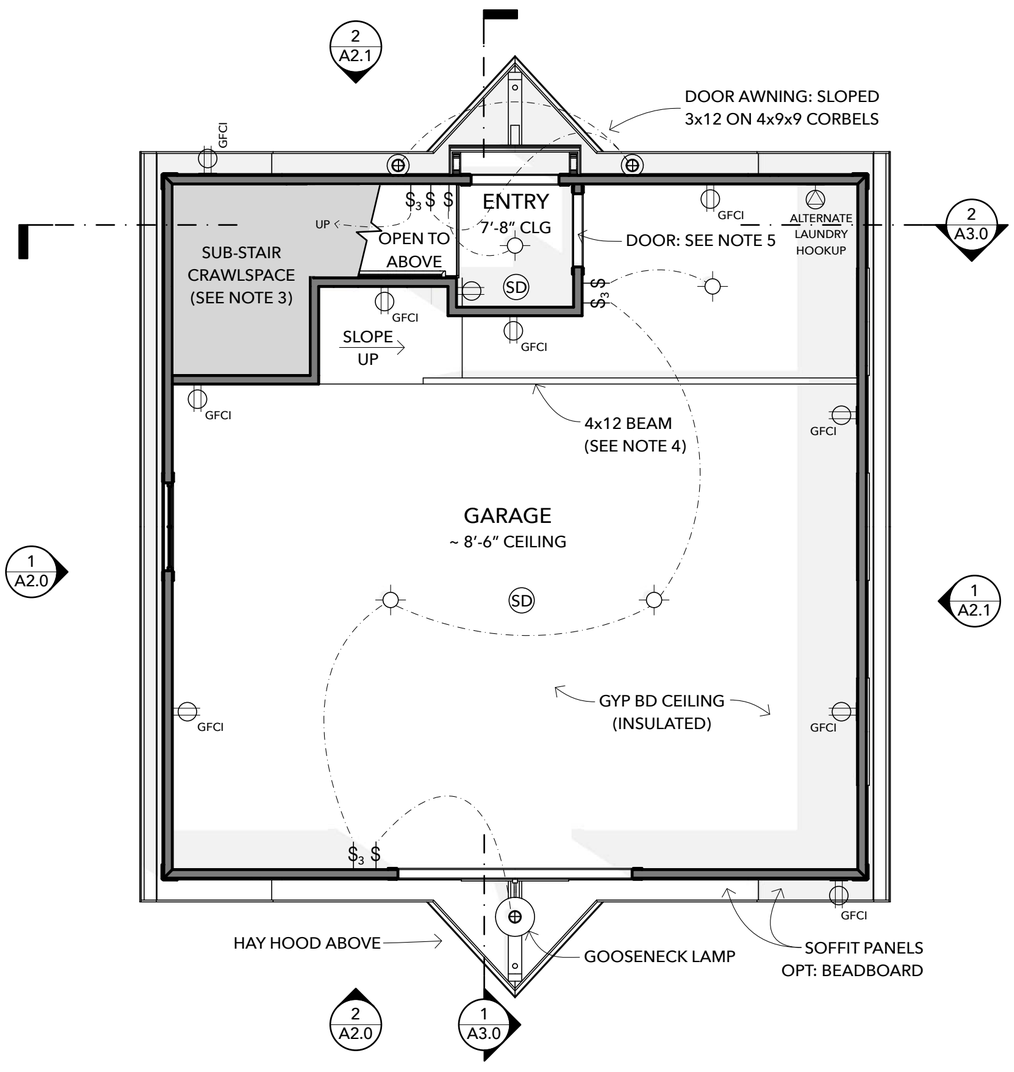
3. THE SMALL SPACE BELOW THE STAIRS COULD BE USED FOR STORAGE, BUT IT WOULD NEED TO BE FULLY SHEATHED INSIDE WITH FIRE-RATED GYP BD SHEATHING.

4. THIS BEAM LOCATION CAN BE ADJUSTED BASED ON THE JOIST LAYOUT. BEAM DESIGN COULD BE REORIENTED, WITH TWO BEAMS BELOW THE LOAD-BEARING WALLS ABOVE. HOWEVER, THIS WOULD LIKELY REQUIRE A STRUCTURAL COLUMN IN THE GARAGE.

5. DOOR FROM RESIDENCE TO GARAGE CAN BE OMITTED OR PERMANENTLY SHUT. BECAUSE OF BUILDING CODES RELATED TO CARBON MONOXIDE EXPOSURE, THIS MAY ALLOW THE BEDROOM DOORS TO BE REMOVED, TO BE A STUDIO APARTMENT.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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DOWNSTAIRS PLANS

A1.1

FLOOR PLAN NOTES

1. STAIR TO HAVE A 36" CLEAR PATH OF TRAVEL AND 80" HEAD HEIGHT CLEARANCE.

2. LAUNDRY MACHINE CAN BE PUT IN THE BEDROOM CLOSET INSTEAD OF KITCHEN.

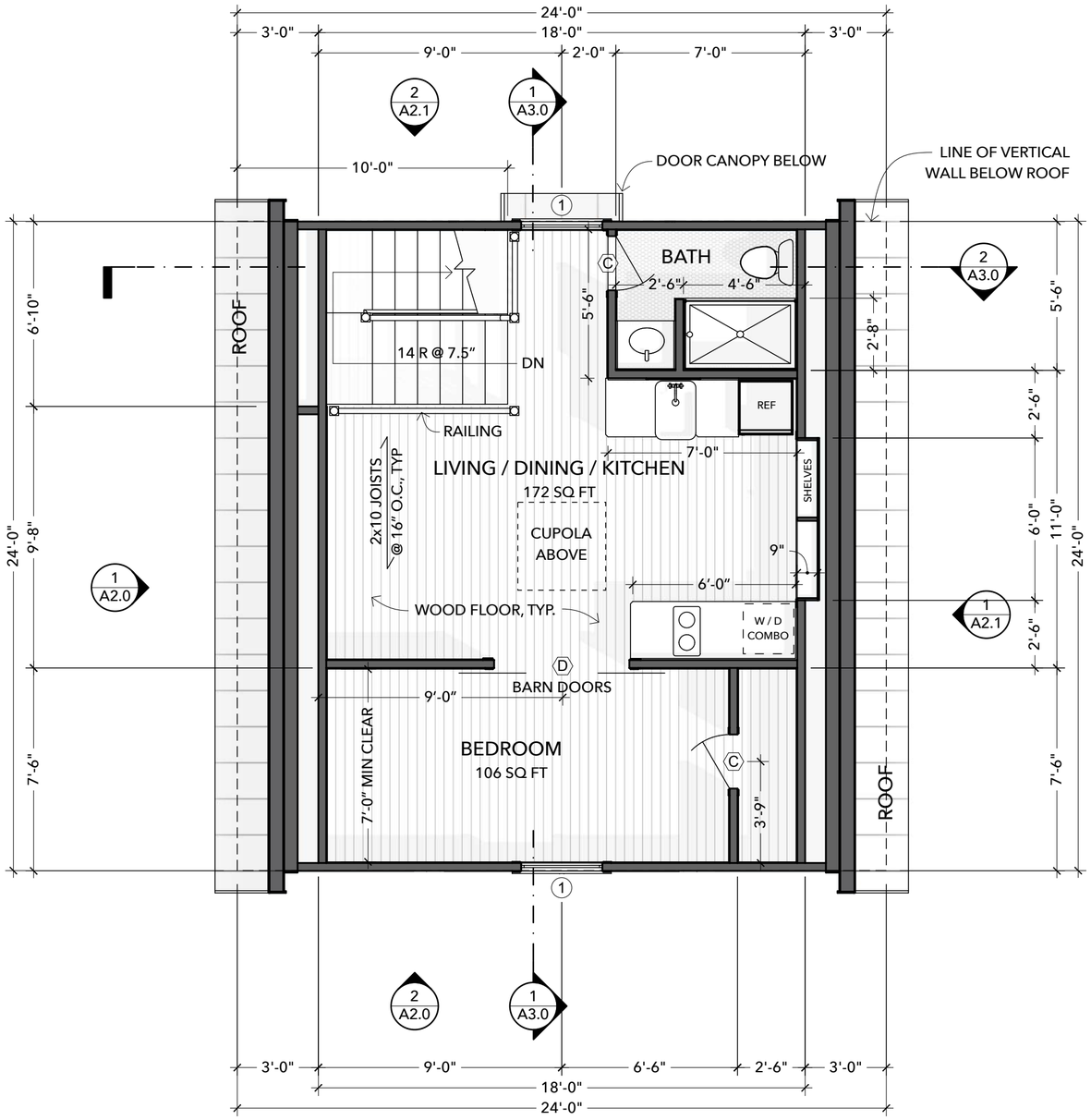
3. BUILT-IN SHELVING AT KITCHEN REQUIRES A 6' HEADER IN THE LOAD-BEARING WALL.

DOORS

- (A) 36x80 9-LITE (FRONT DOOR)
- (B) 30x84 5-PANEL INT DOOR
- (C) 24x80 1-PANEL INT DOOR
- (D) 60x108 INT BARN DOORS
- (E) 96x96 GARAGE DOORS

WINDOWS

- (1) 36x72 DH WINDOW 2/2 DIVIDED LITES
- (2) 36x24 AWNING WINDOW 2 DIV LITES



1 UPSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN & ELECTRICAL NOTES

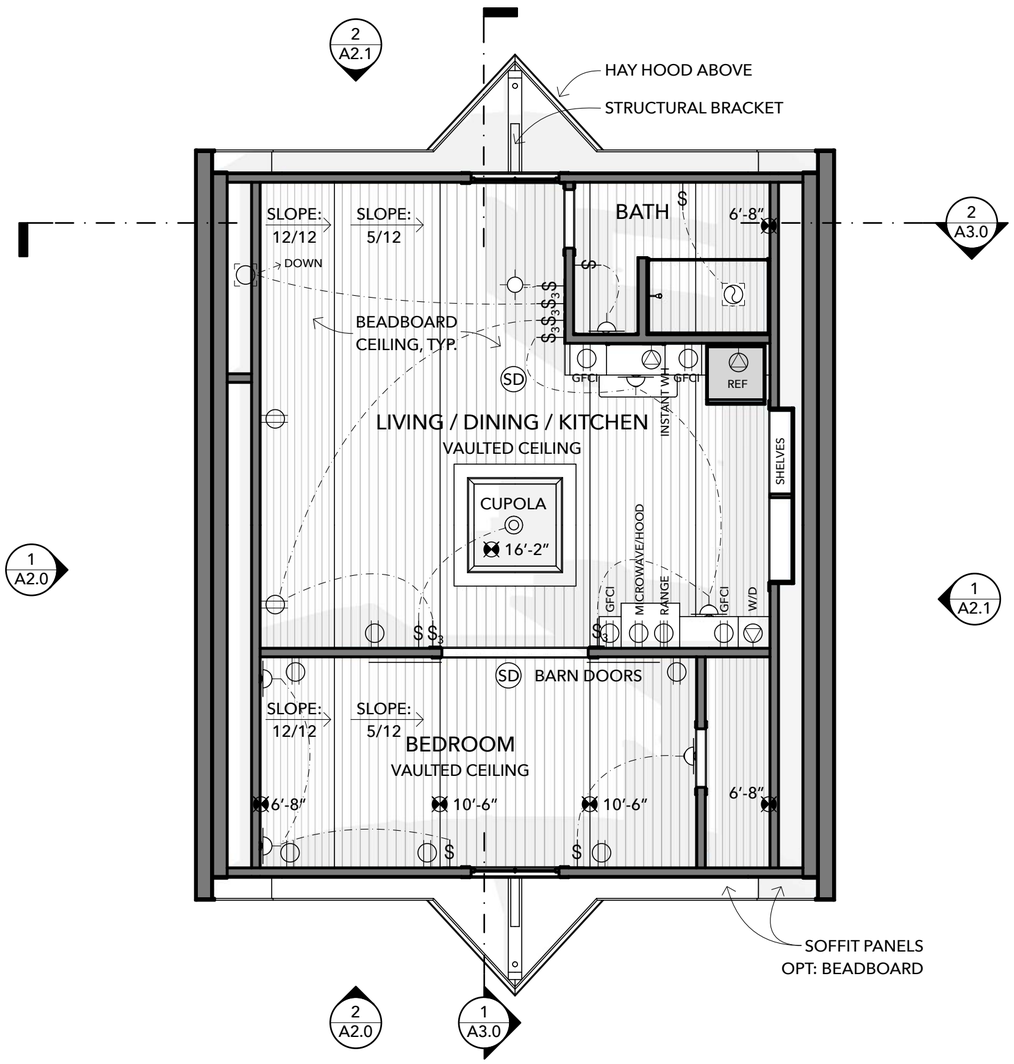
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND/OR WITH GEOMETRIC AXES.

3. CONSIDER BEDROOM'S BARN DOORS WHEN PLACING ELECTRICAL FIXTURES.

4. IN WARMER CLIMATES, THE STRUCTURAL RAFTERS COULD BE EXPOSED. IF SO, THE RIGID INSULATION OVER THE SHEATHING MIGHT NEED TO BE THICKER, AND EXPOSED SHEATHING MUST BE OF HIGHER QUALITY, LIKE DIAGONAL 1x6 T&G WOOD BOARDS.

5. CARBON MONOXIDE DETECTORS ARE CRITICALLY IMPORTANT FOR SUCH A HOUSE. EVERY SMOKE DETECTOR SHOULD ALSO DETECT CO, AND BE PLACED HIGH TO CEILING.



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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UPSTAIRS PLANS

A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. JUST LIKE A CHIMNEY, A SMALL CUPOLA CAN USUALLY GO ABOVE A LIMIT. THEREFORE, THIS DESIGN CAN WORK WITH ANY 25-FOOT HEIGHT RESTRICTION AND 16′ AT AVERAGE ROOF HEIGHT (THOUGH THAT CAN BE MEASURED IN MANY WAYS).

2. GARAGE VEHICLE DOORS CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

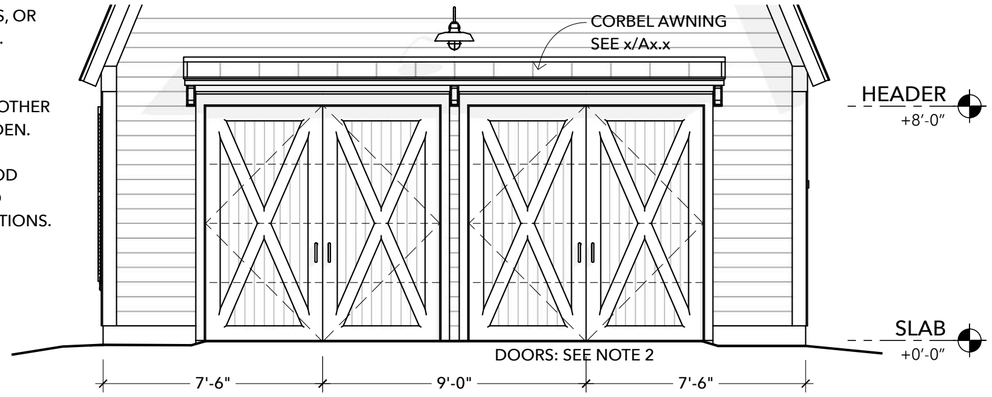
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3″ SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3″ SILL. CUPOLA & CLERESTORY WINDOWS ARE TO BE SIMILARLY TRIMMED.

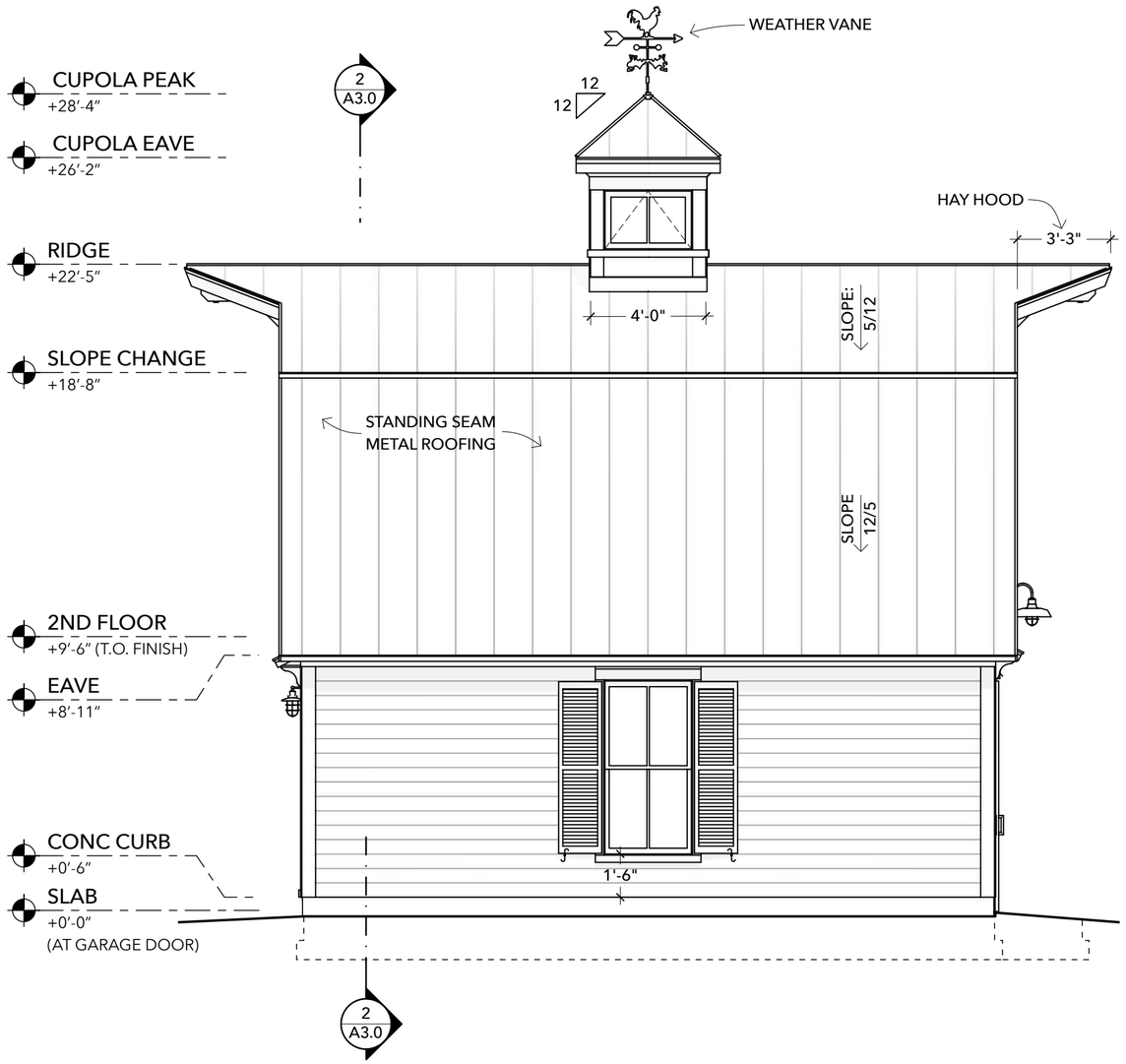
6. **SIDING:** 4-6″ FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16″). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

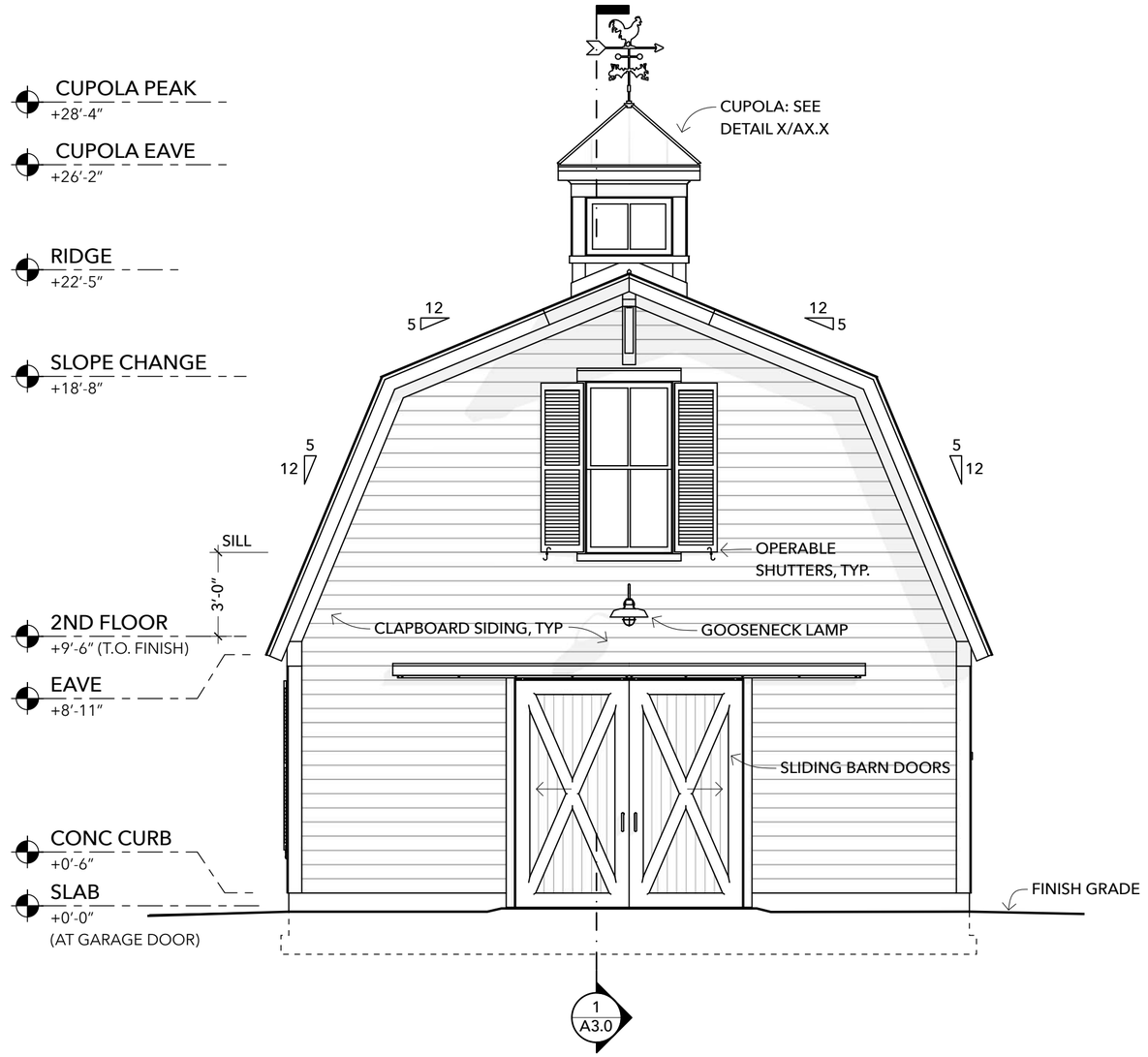
8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



2B GARAGE ENTRY (2-CAR OPTION)
SCALE: 1/4″ = 1′-0″ ALTERNATE OPTION (SEE 2A FOR MORE CONTEXT)



1 LEFT SIDE ELEVATION
SCALE: 1/4″ = 1′-0″



2A GARAGE FRONT ELEVATION (1-CAR OPTION)
SCALE: 1/4″ = 1′-0″

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FRONT ELEVATIONS

A2.0

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. JUST LIKE A CHIMNEY, A SMALL CUPOLA CAN USUALLY GO ABOVE A LIMIT. THEREFORE, THIS DESIGN CAN WORK WITH ANY 25-FOOT HEIGHT RESTRICTION AND 16′ AT AVERAGE ROOF HEIGHT (THOUGH THAT CAN BE MEASURED IN MANY WAYS).

2. GARAGE VEHICLE DOORS CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

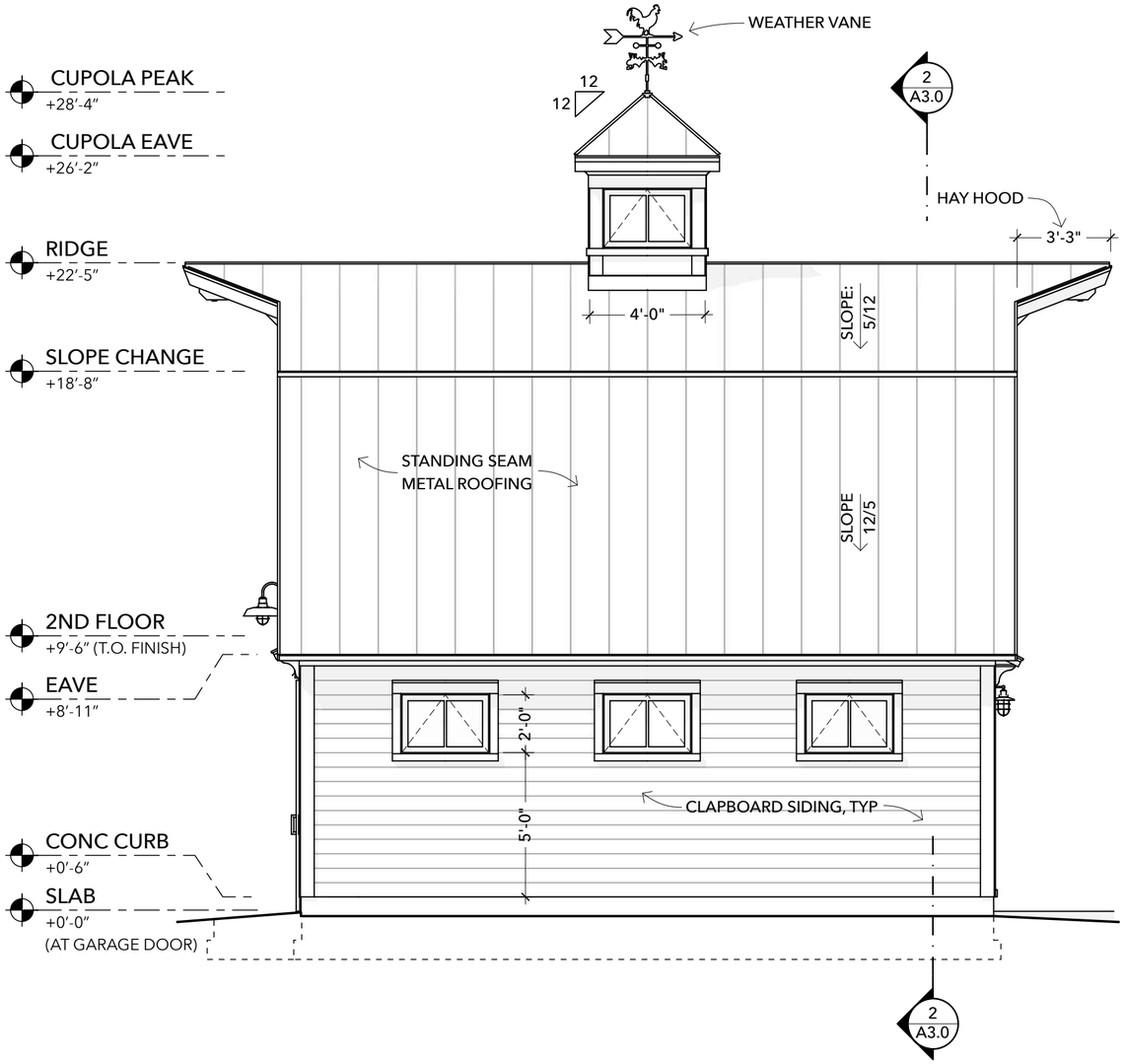
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL. CUPOLA & CLERESTORY WINDOWS ARE TO BE SIMILARLY TRIMMED.

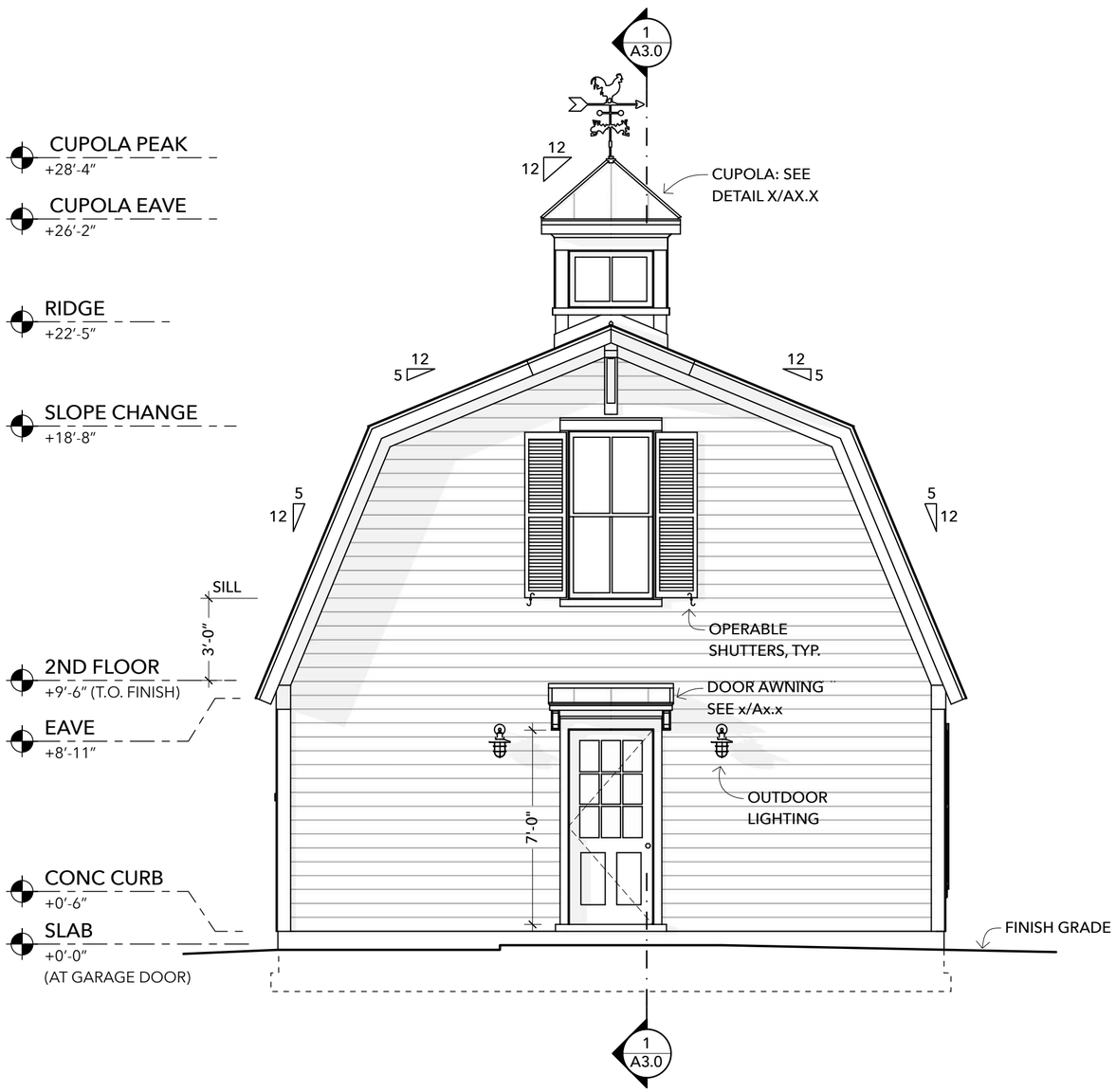
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1′-0"



2 REAR ELEVATION (RESIDENCE FRONT ENTRY)
SCALE: 1/4" = 1′-0"

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REAR ELEVATIONS

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

4. THE BATHROOM DOOR SHALL HAVE A 24"X24" OPERABLE TRANSOM.

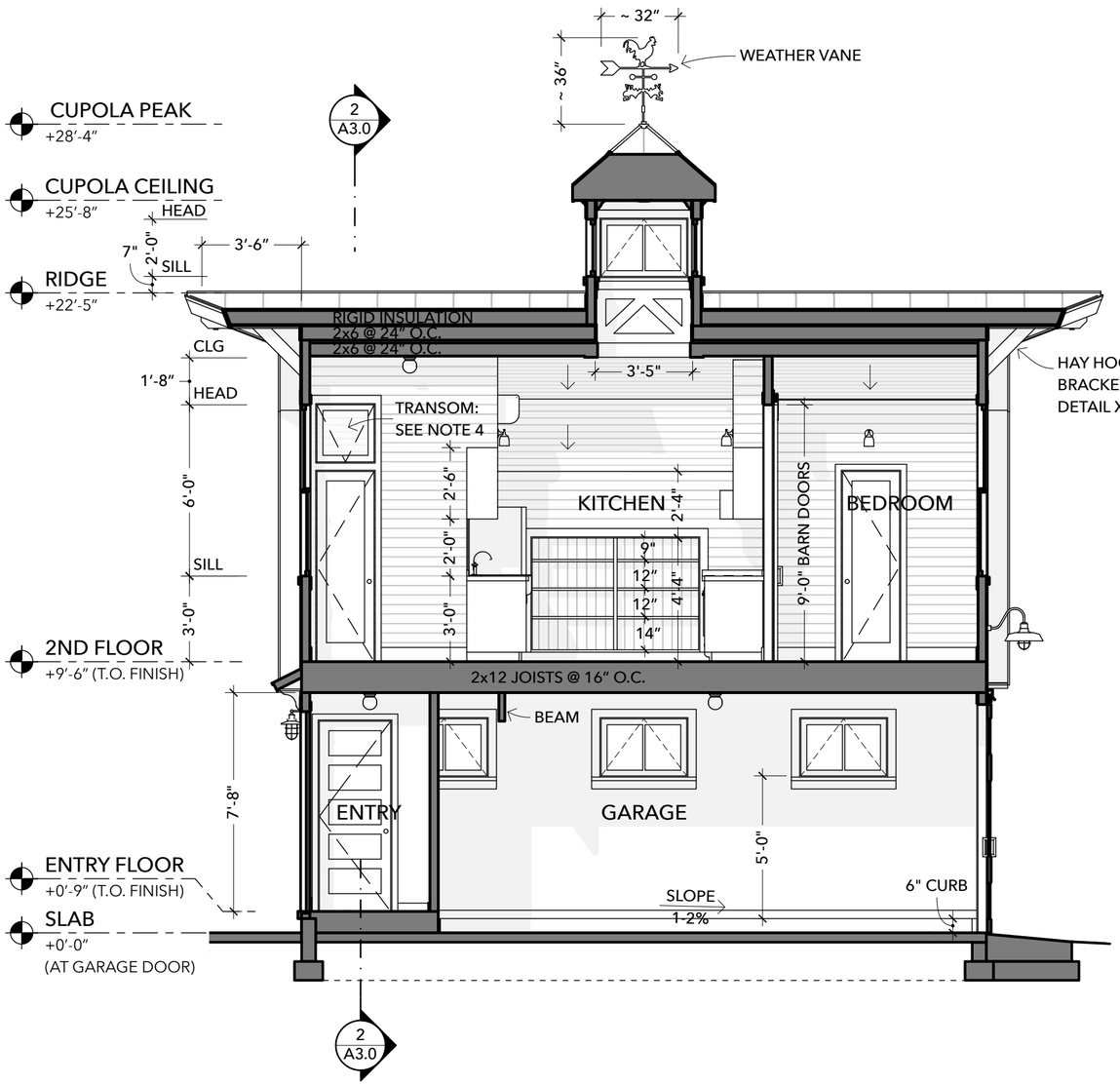
5. CONCRETE SLAB AT GARAGE SHALL SLOPE 1-2% TOWARDS THE DOORS TO DRAIN. THE DROP FROM THE INTERIOR DOOR TO THE SLAB WILL BE LESS THAN 7.75 INCHES.

6. DOOR FROM RESIDENCE TO GARAGE CAN BE OMITTED OR PERMANENTLY SHUT. BECAUSE OF BUILDING CODES RELATED TO CARBON MONOXIDE EXPOSURE, THIS MAY ALLOW THE BEDROOM DOORS TO BE REMOVED, FOR A STUDIO APARTMENT.

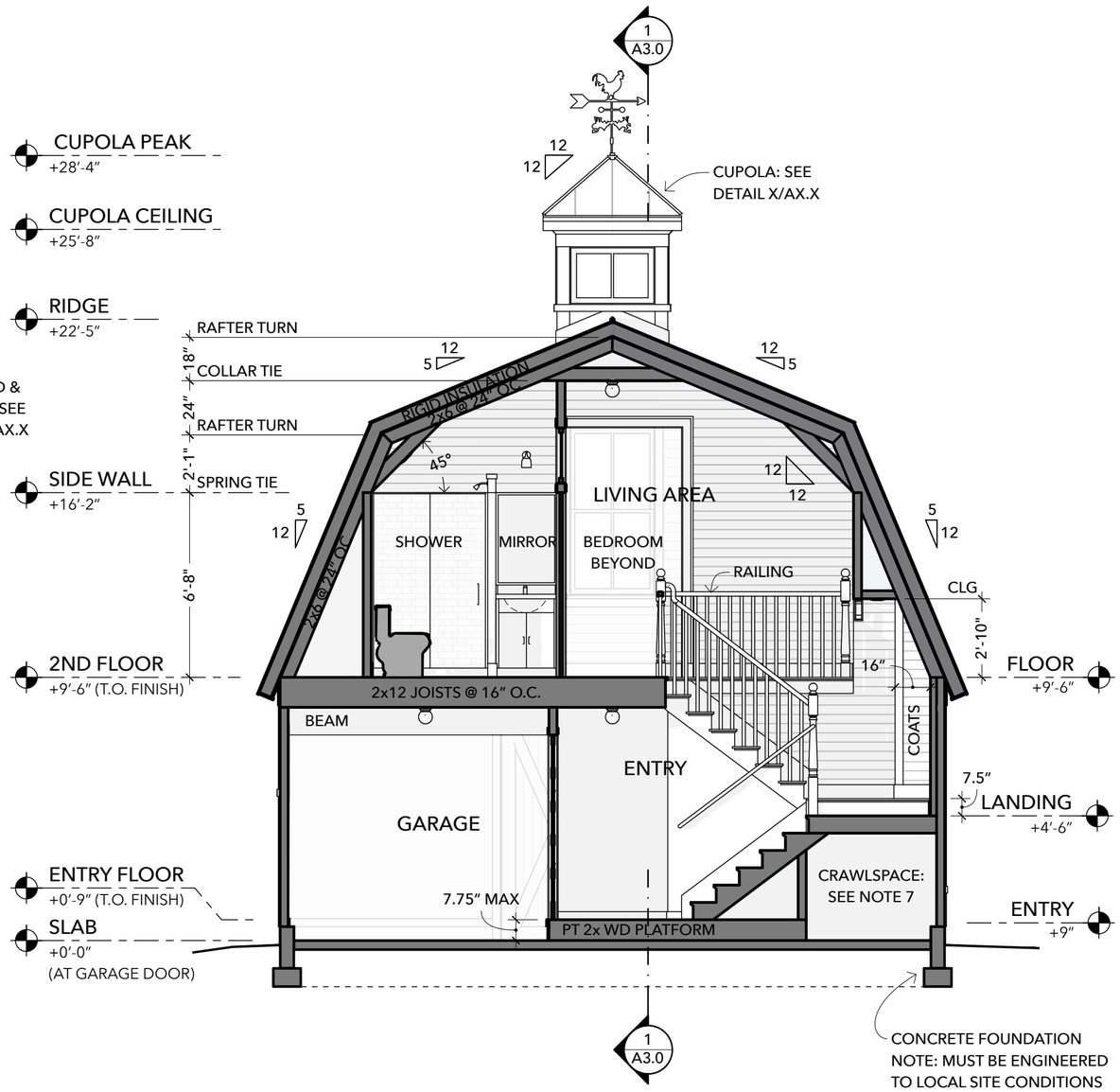
7. THE STAIRS AND LANDINGS SHALL BE INSULATED AT THEIR UNDERSIDE. FOR THE SMALL SPACE BELOW TO HAVE A DOOR (FOR A TINY STORAGE CLOSET), THEN ITS INTERIOR WILL NEED TO BE FULLY SHEATHED IN FIRE-RATED GYPSUM WALLBOARD.

8. BECAUSE OF THE HIGH CEILING, RADIANT FLOOR HEATING MAY BE ESPECIALLY APPROPRIATE FOR THIS DESIGN. A DUCTLESS MINI SPLIT COULD ALSO BE USED.

9. AT LEAST 2 CUPOLA WINDOWS SHALL BE OPERABLE. THEY MAY BE SLIDING OR AWNING. THE WINDOWS FACING THE RIDGE MAY BE BETTER IF FIXED, DUE TO THE POSSIBILITY OF SPLASHING RAIN. FLASHING DETAILS ARE VERY IMPORTANT HERE.



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH STAIRS
SCALE: 1/4" = 1'-0"

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SECTION VIEWS

A3.0